

NOTICE OF A PROPOSED PUBLIC HEARING - ZONING



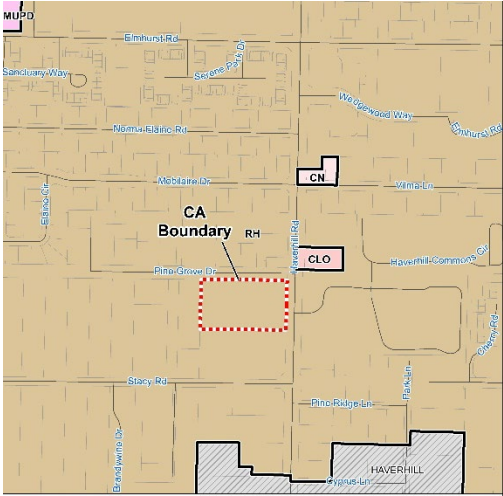
Dear Property Owner:

This is a courtesy notice for a proposed zoning application for land within 500 feet of your property.

The County will consider the application at public hearings provided below. Contact the Zoning Staff for more information. A summary of the request and a map of the subject site is available at the link below or at the QR code on the reverse side. www.pbc.gov/pzb/notices

Hearing Agendas and Reports are available one week in advance here: <https://discover.pbc.gov/pzb/zoning/Pages/Hearings-and-Meetings.aspx>

Application: Seventh at Haverhill, CA/W-2024-01800
Location: Southwest corner of Haverhill Road and Pine Grove Drive
Zoning Commission Hearing: August 7, 2025 at 9:00 a.m.
2300 North Jog Road, Vista Center, VC-1W-47,
West Palm Beach, Florida 33411
Board of County Commissioners Hearing: August 28, 2025 at 9:30 a.m.
301 North Olive Avenue
Governmental Center, Chambers 6th Floor
West Palm Beach, Florida 33401
Zoning Staff Contact: Matthew Boyd, Senior Site Planner
(561) 233-5344 or MBoyd@pbc.gov
Notice Date: July 10, 2025



Zoning Application Summary	
Application:	Seventh at Haverhill, CA/W-2024-01800
Control:	West Palm Beach Baptist Seventh Day Church, 2000-00088
Location:	Southwest corner of Haverhill Road and Pine Grove Drive
District:	Commission District 2
Title/Request:	Title: a Class A Conditional Use Request: to allow the Transfer of Development Rights in excess of 2 units per acre on 3.37 acres Title: a Type 2 Waiver Request: to allow an Affordable Housing Parking Waiver to reduce required parking on 3.37 acres
Summary: <p>The application is for the proposed Seventh at Haverhill residential and institutional development. The site was last approved by the Board of County Commissioners (BCC) on May 24, 2001 for the abandonment of a Place of Worship. The site is currently developed with a Place of Worship.</p> <p>The request proposes a Class A Conditional Use for Transfer of Development Rights (TDR) for 21 dwelling units to allow a total the development of 31 multifamily residential units in a single building. The Class A request is required due to the number of TDR units in excess of two units per acre. A Place of Worship is included on the first floor of the structure.</p> <p>This application is contingent on a Future Land Use Amendment to change the future land use designation from High Residential, 8 units per acre (HR-8) to High Residential, 12 units per acre (HR-12), and text amendments to the Comprehensive Plan to allow the purchase of additional TDRs.</p> <p>The Preliminary Site Plan indicates one five-story building with 31 multifamily units and a Place of Worship on the first floor, 203 parking spaces, a recreation area, and dry detention area. Access to the site will be from Haverhill Road.</p>	